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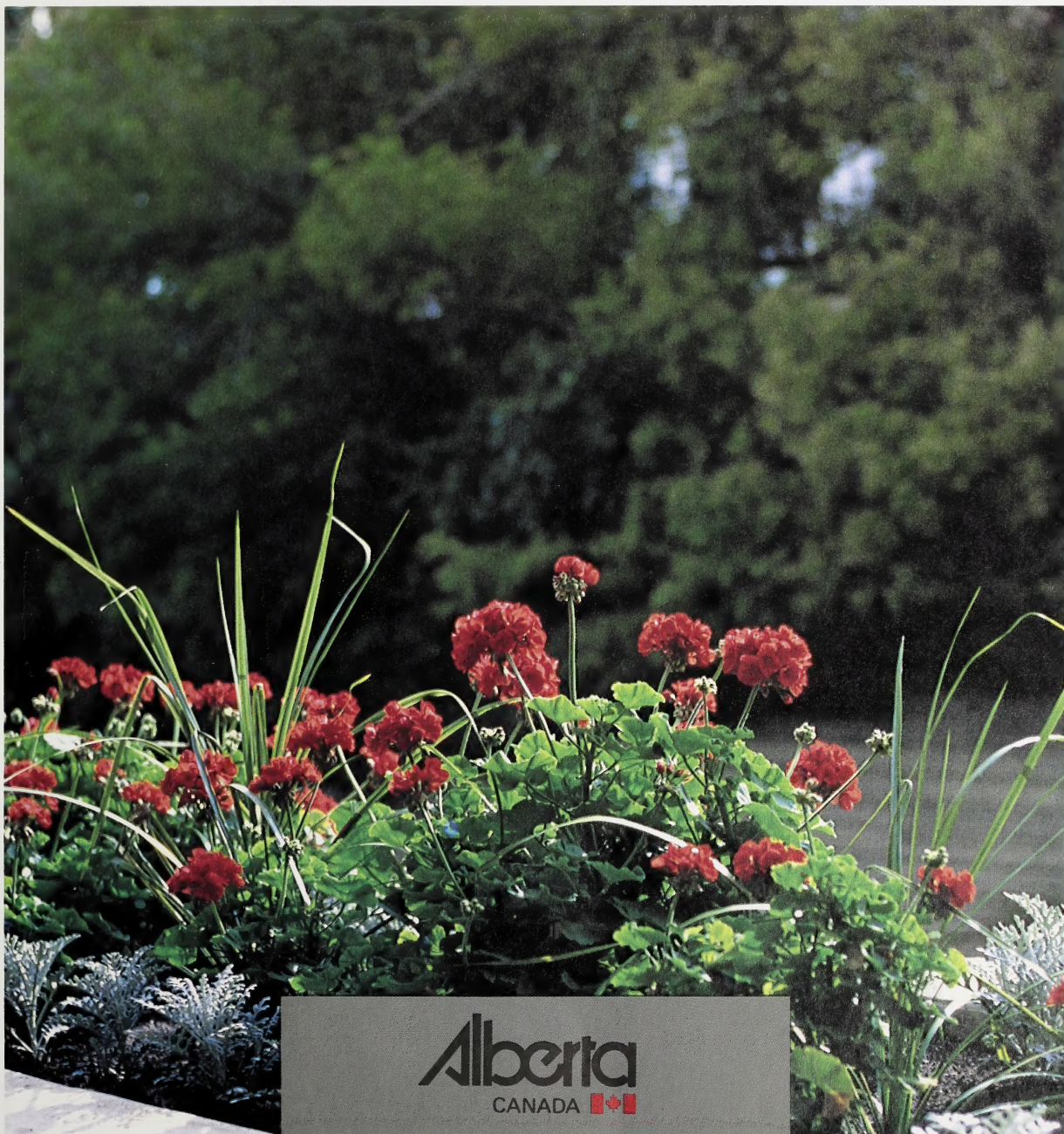
JUL 20 1990

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VOL. 3 NO. 2

A floral planter decorates the entrance to a high-rise apartment.



Alberta
CANADA 

AN INTRODUCTION TO HOUSING IN ALBERTA



Many Albertans enjoy living on a farm or acreage and being close to nature.



province's population is located in towns or cities, many Albertans live on large farms, or on small acreages near cities. The quality and type of housing in rural areas, including the amenities which are considered basic, such as heat, electricity and water, are comparable to what is available in urban areas. An acreage may feature a bungalow located on a full-serviced lot of three to 10 acres, or the home on a farm may be in a luxury two-storey style.



Albertans are able to select from a wide choice of high quality, affordable accommodation, either for rental or purchase. Single detached houses remain the largest category of housing in the province, supplemented by various styles and sizes of apartments and town houses in all price ranges.

Although the largest proportion of the

RENTING ACCOMMODATION



While most rental units are unfurnished, apartments usually have a refrigerator and stove included. Most apartment buildings have a central laundry area where tenants have access to washer and dryer facilities. Single detached houses and

ALBERTA NEWS is published quarterly to provide information to our clients and colleagues. This edition will highlight the various housing alternatives available in Alberta.

If you have any comments or suggestions for content in future editions, or if you would like additional copies of this publication, please contact:

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Immigration and Settlement
Alberta Career Development
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11th Floor, 10155 - 102 Street
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Alberta
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Immigration and Settlement



town houses may or may not have major appliances included. Apartments, town houses and detached houses are ordinarily equipped with built-in cupboards in the kitchen and bathrooms, and with clothes closets in bedrooms.

Heat, electricity and water in town houses and detached houses are generally paid by the tenant in addition to rent. In most apartments, heat and water are included in the rent but charges for electricity, telephone and cable television are paid separately. Vehicle parking may be an extra charge.

The relationship between the landlord and tenant is governed by the Landlord and Tenant Act, and by rules that may be set out in a tenancy agreement. The tenancy agreement describes the terms of tenancy, including the rental rate and additional



charges for items such as vehicle parking, furnishings included in the unit, rules regarding visitors, children, pets, sub-letting, utilities, maintenance and repair, and procedures and reasons for termination of the tenancy.

Additional details regarding tenant and landlord obligations may

be obtained by contacting the Landlord and Tenancy Advisory Board at:

Musial Building
10237 - 98 Street
Edmonton, Alberta
T5J 0M7

Telephone:
(403) 428-2525

or

Plaza Level
Municipal Building
800 Macleod Trail S.E.
Calgary, Alberta
T2P 2M5

Telephone:
(403) 268-4656

BUYING A HOME

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Accommodation which may be purchased will ordinarily be a single detached home or a condominium. Condominium housing is

an apartment or town house complex in which a residential unit is owned by the individual and other areas, including the land, are owned in common by all the unit owners.

Conventional mortgages are ordinarily offered by banks and trust companies. This type of mortgage is available for both new and re-sale homes. It is common practice to lend up to 75% of the property value. The repayment period of the mortgage is 25 years or less. The monthly payments, including principal, interest and taxes, should not exceed 30% of the buyer's income.

Persons interested in purchasing a home should contact a real estate company of their choice or:

Edmonton Real Estate Board
14220 - 112 Avenue
Edmonton, Alberta
T5J 2R4

Telephone:
(403) 451-6666

or

Calgary Real Estate Board
805 - 5 Avenue S.W.
Calgary, Alberta
T2P 0N6

Telephone:
(403) 263-0530



HOUSING CATEGORIES



Single detached houses in various styles are the most common type of housing in Alberta.



Although there are various housing alternatives available in all price ranges, the types of units can generally be grouped into broad categories.

The descriptions which follow are presented as generalizations. Each home within a category will not necessarily be identical to another. Prices for similar homes will vary from one area of a city to another, and between smaller towns and larger urban centres. Homes in smaller communities will generally be priced lower than those in larger urban centres.

Over a period of time, economic conditions will have an impact on the real estate market, affecting both supply and demand and the upward or downward movement of prices.

Bungalow — Frequently referred to as the "basic bungalow," this single detached home has three bedrooms, one and a half bathrooms, a full basement, and a one or two-car garage. Excluding the garage and basement, the area of the house will be approximately 111 sq. metres (1,200 sq. ft.), located on a full-serviced lot of approximately 511 sq. metres (5,500 sq. ft.). The exterior construction may be stucco, wood, aluminium siding, or brick.

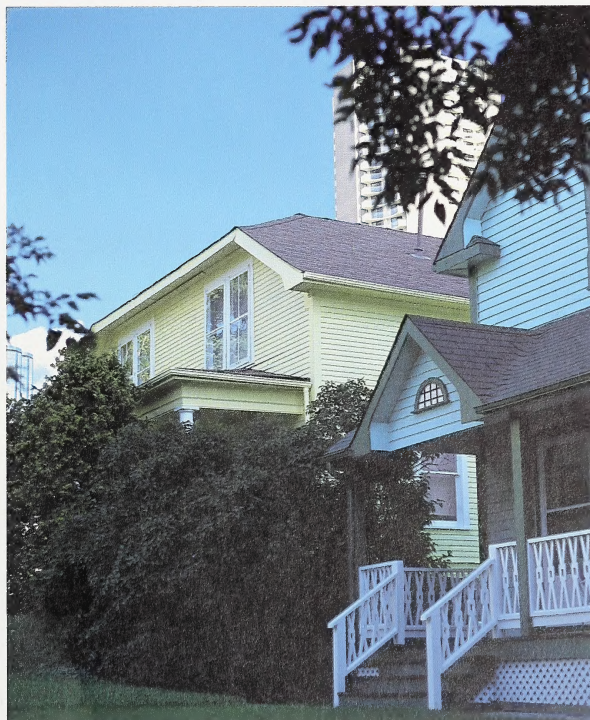
Two-Storey — The detached two-storey home will have three or more bedrooms, two and a half bathrooms, a family room on the main floor or as part of a finished full



basement, a fireplace, and a one or two-car garage which may be attached. The house will be between 139 sq. metres (1,500 sq. ft.) and 186 sq. metres (2,000 sq. ft.), located on a full-serviced lot between 325 sq. metres (3,500 sq. ft.) and 604 sq. metres (6,500 sq. ft.). The exterior construction may be stucco, wood, aluminium siding, brick, or a combination of these materials.

Luxury Two-Storey —

This detached home will have four or five bedrooms, three bathrooms, a main floor family room, a library or den, two fireplaces, a full basement, and an attached two-car garage. Excluding the basement and garage, the house will be approximately 279 sq. metres (3,000 sq. ft.), located on a full-serviced lot of approximately 627 sq. metres (6,750 sq. ft.).



Many luxury apartments include recreational facilities.



Town House (Row House) — This home has three bedrooms, a living room, dining area, kitchen, one and a half bathrooms, a one-car garage and a full basement. Excluding the garage and basement, the unit will have approximately 92 sq. metres (1,000 sq. ft.) of living space located on one or more levels. A town house is often a unit in a condominium complex which is available either for purchase or rental. The

exterior may be wood, aluminium siding or stucco.

Apartment (Flat) — Individual apartments may be located in walk-up or high-rise buildings which may be available only as rental units, or purchased when the building is a condominium complex. Units may be designed without a separate bedroom (studio or bachelor apartment), have one or more bedrooms, a



living room, dining area, kitchen, and one or more bathrooms. Luxury apartments will include various amenities such as a pool, sauna, and a range of recreational facilities. The size of individual units will vary from less than 84 sq. metres (900 sq. ft.) to more than 130 sq. metres (1,400 sq. ft.).

Some of the statistical data used in this newsletter has been extracted from the

publication "Spring 1990 Royal LePage Survey of Canadian House Prices." To receive a copy, enquirers may contact:

Royal LePage Real Estate Services Ltd.
Suite 2000
10130 - 103 Street
Edmonton, Alberta
T5J 3R2
Telephone:
(403) 421-7722
Facsimile:
(403) 425-6330

Both low-rise and high-rise apartments feature spacious interiors.



COST OF HOUSING IN ALBERTA *

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Housing Categories	Estimated Purchase Price		Estimated Annual Taxes		Estimated Monthly Rent	
	From	To	From	To	From	To
Bungalow	\$79,000	\$215,000	\$1,290	\$2,225	\$575	\$1,200
Two-Storey	71,000	165,000	994	2,100	550	1,300
Luxury Two-Storey	121,000	325,000	1,830	3,340	750	1,700
Town House	43,000	132,000	775	1,600	495	1,100
Apartment	35,000	230,000	750	1,500	300	2,400

* Prices among similar units will vary within cities, and between smaller towns and larger urban centres.

Source: Spring 1990 Royal LePage Survey of Canadian House Prices

BUSINESS IMMIGRATION

The Business Immigration Program enables individuals with successful business experience to choose Alberta as the location for their business and residence.

Prospective business immigrants are invited to visit Alberta to assess the viability of their proposed business venture and to see for themselves the many advantages which Alberta offers. With advance notice of such a visit, we will be pleased to meet with visitors and arrange an itinerary of meetings with appropriate business contacts.

Visitors to **Edmonton** and northern Alberta who wish to discuss the Business

Immigration Program may contact:

Ms. Viviane Hanson
(Entrepreneur and Self-Employed Categories)

or

Mr. Pat Shanahan
(Investor Category)

Immigration and Settlement
Alberta Career Development and Employment
11th Floor
10155 - 102 Street
Edmonton, Alberta
T5J 4L5

Telephone:
(403) 427-0537
Telex: 0636700848
Facsimile:
(403) 422-0126

Visitors to **Calgary** and southern Alberta, including Red Deer, who would like to discuss the Business Immigration Program may contact:

Mr. Tony Pugh
Immigration and Settlement
Alberta Career Development and Employment
8th Floor
855 - 8 Avenue S.W.
Calgary, Alberta
T2P 3P1

Telephone:
(403) 297-4491
Facsimile:
(403) 297-5183

In our next edition of ALBERTA NEWS we will provide information regarding various services which are available to small business in Alberta.

Enquirers in the **United Kingdom, Europe and Scandinavia** who wish to obtain information about Alberta and the Business Immigration Program may contact:

Mr. Geoff Davey
Alberta House
1 Mount Street
London, England
W1Y 5AA

Telephone: 71-491-3430
Telex: 51-23461 +
Facsimile: 71-629-2296

Enquirers in **Southeast Asia** who wish to obtain information about Alberta and the Business Immigration Program may contact:

Mr. Jack C. Lee
Government of Alberta
Rooms 1003-4, Tower II
Admiralty Centre
18 Harcourt Road
Central, Hong Kong
Telephone: 5-284729
Telex: 802-61961 +
Facsimile: 5-298115



ALBERTA IN THE WORLD

Distances between Alberta and major cities of the world (in kilometres)

